

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, October 14, 2010 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

Appeal

- V-10-141** Appeal of **Simon Bloom and Liz Anderson** of a decision of an administrative officer of the Office of Planning related to the denial of CT-09-46. The property is located at **469 Metropolitan Place, S.E.**, fronting 71 feet on the west side of Metropolitan Place and beginning approximately 252.8 feet north of the northwest intersection of Metropolitan Place and Glenwood Avenue. Zoned NC-2 District (Neighborhood Commercial). Land Lot 117 of the 15th District, DeKalb County, Georgia.
Owner: Alan Sanders
Council District 5, NPU-W

New Cases

- V-10-105** Application of **Steve Rothman** for a special exception to reduce the off-street parking requirement from 345 parking spaces to 214 parking spaces to allow for a maximum of 14,756 sq. ft of restaurant space and 39,468 sq ft of retail space. The property is located at **3655 Roswell Road, N.E.** fronting approximately 513 feet on the east side of Roswell Road and beginning at the northeast intersection of Roswell Road and Blackland Road. Zoned C-1 (Community Business). Land lot 97 of the 17th District, Fulton County, Georgia.
Owner: GDC Tuxedo, LLC
Council District 7, NPU-B
- V-10-133** Application of **Mark Arnold** for a variance to reduce the side yard setback from 7 feet to 2 feet and reduce the rear yard setback from 15 feet to 10 feet for the construction of a new accessory structure. Property is located at **1077 Lanier Boulevard, N.E.**, fronting 65 feet on the east side of Lanier Boulevard and beginning approximately 260 feet north of the northeast intersection of Lanier Boulevard and Virginia Avenue. Zoned R-4 (Residential) District. Land Lot 77 of the 17th District, Fulton County, Georgia.
Owner: Georga and Emily Pfeil
Council District 6, NPU-F
- V-10-134** Application of **Susan Cabral** for a variance to reduce the west side yard setback from 7 feet to 3.5 feet to increase the pitch of a roof and attic for a second story addition. Property is located at **1268 East Rock Springs, N.E.**, fronting 60 feet on the north side of East Rock Springs and beginning approximately 139 feet west of the eastern boundary with DeKalb County. Zoned R-4 (Residential) District. Land Lot 55 of the 18th District, Fulton County, Georgia.
Owner: Susan Cabral
Council District 6, NPU-F
- V-10-135** Application of **Jessica Hill and Julian Falgons** for a special exception to allow a drive in facility in the first 100 feet of a lot that abuts a residential district for the construction of a new restaurant. The property is located at **4402-4410 Roswell Road, N.E. (pending lot consolidation)** fronting approximately 205 feet on the west side of Roswell Road and beginning approximately 85 feet south of the southwest intersection of Roswell Road and

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Wieuca Road. Zoned C-1/ R-3 (Community Business/Single Family Residential). Land lot 95 of the 17th District, Fulton County, Georgia.

Owner: Wallace Enterprises

Council District 8, NPU-B

- V-10-136** Application of **Bill Brannen** for a variance to reduce the front yard setback from 30 feet to 20 feet for an addition to a non-conforming structure. Property is located at **2325 Bernard Road, N.W.**, fronting 112.5 feet on the east side of Bernard Road and beginning approximately 150 feet northeast of the north intersection of Bernard Road and Paul Avenue. Zoned R-4A (Residential) District. Land Lot 253 of the 17th District, Fulton County, Georgia.
Owner: Brock Built Homes
Council District 9, NPU-D

- V-10-137** Application of **David Ogram** for a variance to reduce the front yard setback from 50 feet to 28.3 feet, reduce the north side yard setback from 10 feet to 8 feet and reduce the south side yard setback from 10 feet to 4 feet to allow a front porch, second story and exterior stair additions. Property is located at **4041 North Ivy Road, N.E.**, fronting 65 feet on the east side of North Ivy Road and beginning approximately 580 feet north of the northeast intersection of North Ivy Road and Stovall Boulevard. Zoned R-3 (Residential) District. Land Lot 43 of the 17th District, Fulton County, Georgia.
Owner: William and Ann Barger
Council District 7, NPU-B

- V-10-138** Application of **David Ogram** for a variance to reduce the north side yard setback from 7 feet to 5.3 feet and reduce the south side yard setback from 7 feet to 3.2 feet to allow a second story addition. Property is located at **668 Darlington Circle, N.E.**, fronting 65 feet on the northwest side of Darlington Circle and beginning approximately 335 feet west of the intersection of Darlington Circle and Darlington Road. Zoned R-4 (Residential) District. Land Lot 47 of the 17th District, Fulton County, Georgia.
Owner: Robert Westmorland
Council District 7, NPU-B

- V-10-139** Application of **Scott West** for a variance to reduce the front yard setback from 40 feet to 30 feet and reduce both side yard setbacks from 20 feet to 7 feet to allow for a single family house. Property is located at **407 Linden Avenue, N.E.**, fronting 50 feet on the south side of Linden Avenue and beginning approximately 250 feet west of the southwest intersection of Linden Avenue and parkway Drive. Zoned RG-4 (Residential) District. Land Lot 47 of the 17th District, Fulton County, Georgia.
Owner: PCD Inc.
Council District 2, NPU-M

Deferred Cases

- V-10-080** Application of **William Palmer** for a variance to reduce the west side yard setback from 15 feet to 10 feet, reduce the rear yard setback from 15 feet to 10, reduce the transitional yard setback from 20 feet to 10 feet and reduce the fenestration requirement from 75% to

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50% to erect a new daycare facility. The applicant also seeks a special exception to erect an 8 feet fence in the front yard and allow off street parking to be located between the principal structure and street. Property is located at **2392 Donald Lee Hollowell Parkway, N.W.**, fronting 81 feet on the south side of Donald Hollowell Parkway and beginning approximately 163 feet east of the southeast intersection of Donald Lee Hollowell Parkway and Center Hill Avenue. Zoned MR-3 District (to be used for commercial purposes). Land Lot 177 of the 14th District, Fulton County, Georgia.

Owner: William Palmer
Council District 9, NPU-J